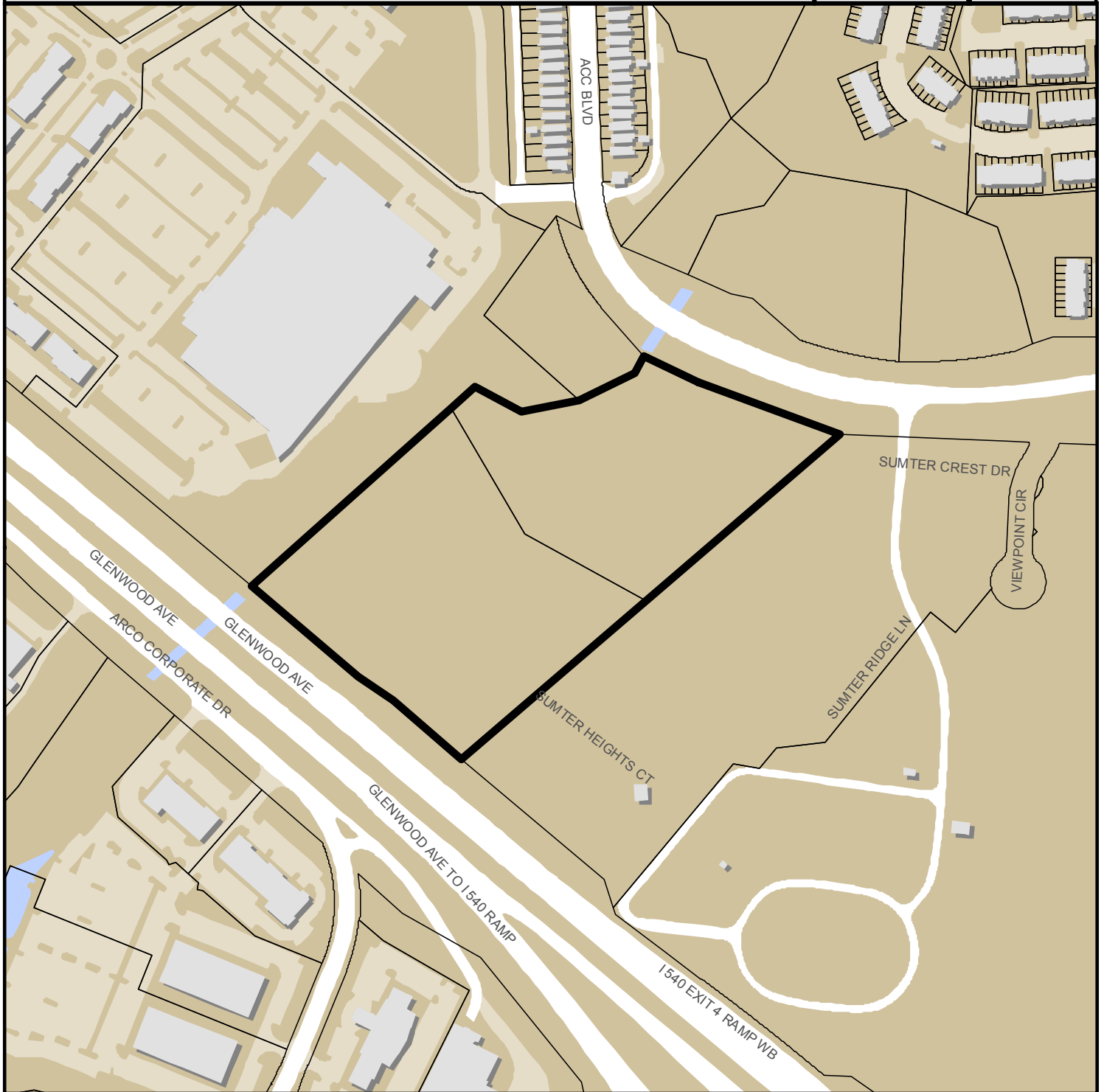


# ALEXANDER PLACE APARTMENTS SP-1-2015



Zoning: **TD-CU,PDD,SHOD-2**

CAC: **Northwest**

Drainage Basin: **Little Briar**

Acreage: **14.46**

Square Feet: **285,490**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Davis**

**Development**

Phone: **(770) 474-5213**





# Planning & Development

**Development Services**  
**Customer Service Center**  
 One Exchange Plaza, Suite 400  
 Raleigh, NC 27601  
 Phone 919-996-2495  
 Fax 919-516-2685

## Administrative Site Review Application For UDO Districts Only

When submitting plans, please check appropriate building type and include the Plan Checklist document.

Building Type		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 421519 Assigned Project Coordinator Mike Walters Assigned Team Leader Chip 2
Has your project previously been through the Due Diligence process? If yes, provide the transaction # N/A		
<b>GENERAL INFORMATION</b>		
Development Name Alexander Place Apartments		
Zoning District RX-5 CUD & RX-5-PL CUD		
Proposed Use Multi-Family Apartment Units		
Property Address(es) 7651 ACC Boulevard & 10020 Glenwood Avenue		
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. Recorded Deed 0768665694	P.I.N. Recorded Deed 0768661345	P.I.N. Recorded Deed  
What is your project type? <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Banks <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Industrial Building <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> Office <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Single Family <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Townhouse <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe:		
<b>WORK SCOPE</b>	<b>Per City Code Section 10.2.8.D.1, summarize the project work scope.</b> Proposed construction of multifamily apartment buildings located off of ACC Blvd & Glenwood Ave. The project includes construction of internal private streets, a public street stub into the project from ACC Blvd, parking, amenity area, stormwater management facilities, & the necessary utility infrastructure.	
<b>DESIGN ADJUSTMENT OR ADMIN ALTERNATE</b>	<b>Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE</b> The project will require a design adjustment to accommodate a public street stub from ACC Blvd. The public ROW will begin at ACC Blvd as variable width public ROW & neck down to a 27' BOC-BOC "modified" Neighborhood Yield street & will terminate near the entrance. The design adjustment is needed for the following: proposed 6' sidewalk adjacent to back of curb on only 1 side of street, a 5' utility easement located off of back of curb on only 1 side of street, street trees proposed outside the public ROW on only 1 side of street, & a 2' maintenance strip is not proposed on either side of the public street.	
<b>CLIENT/DEVELOPER/ OWNER</b>	Company Davis Development	Name (s) Heath Hawkins
	Address 403 Corporate Center Dr Suite 201 Stockbridge, GA 30281	
	Phone (770) 474-4345	Email heath@davisdevga.com
<b>CONSULTANT (Contact Person for Plans)</b>	Company McAdams Company	Name (s) Jeremy V. Finch, PE
	Address PO BOX 14005 Research Triangle Park, NC 27709	
	Phone (919) 361-5000	Email jfinch@mcadamsco.com



DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) RX-5 CUD & RX-5-PL CUD	Proposed building use(s) Multi-Family
If more than one district, provide the acreage of each RX-5 CUD = 8.15 Ac; RX-5-PL CUD = 6.31 Ac	Existing Building(s) sq. ft. gross N/A
Overlay District PDD	Proposed Building(s) sq. ft. gross 285,490
Total Site Acres 14.46 Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 285,490
Off street parking Required 379 Provided 382 (374 Standard; 8 ADA Spaces)	Proposed height of building(s) 45-60' Stories 3-5
COA (Certificate of Appropriateness) case # N/A	FAR (floor area ratio percentage) 0.45
BOA (Board of Adjustment) case # A- N/A	Building Lot Coverage percentage 0.13 (site plans only)
CUD (Conditional Use District) case # Z- 30-14	Height of 1 <sup>st</sup> Floor 10'-8"
Stormwater Information	
Existing Impervious Surface 0 acres/square feet	Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface 6.43 acres/square feet	If Yes, please provide
Neuse River Buffer <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel # 3720076800J

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units 203	7. Open Space (only) or Amenity Amenity Area is proposed and will be 10% min of total site area
2. Total # Of Congregate Care Or Life Care Dwelling Units N/A	8. Is your project a cluster unit development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Total Number of Hotel Units N/A	
4. Overall Total # Of Dwelling Units (1-6 Above) 203	
5. Bedroom Units 1br 78 2br 106 3br 19 4br or more N/A	
6. Infill Development 2.2.7 N/A	

SIGNATURE BLOCK (Applicable to all developments)	
<p>In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.</p> <p>I hereby designate <u>Jeremy Finch, PE of McAdams Company</u> to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u>[Signature]</u> Date <u>1/23/2015</u></p> <p>Signed _____ Date _____</p>	

TO BE COMPLETED BY APPLICANT	TO BE COMPLETED BY CITY STAFF				
	YES	N/A	YES	NO	N/A
<b>General Requirements</b>					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Site Review</b> completed and signed by the property owner	<input checked="" type="checkbox"/>				
3. Client must complete and print page 1 and 2 of the <b>Site Review</b> to the plan cover sheet (not applicable for infill recombination)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. I have referenced the <b>Site Review</b> and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>				

a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading and Stormwater Plan; Approach to Stormwater	<input checked="" type="checkbox"/>		✓		
e) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Landscaping Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
h) Building elevations that show maximum height of buildings to be removed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. <u>For re-submittals – include all revision dates</u>	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. Preliminary stormwater quantity and quality summary and calculations package	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		





To: Davis Development and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 19 and 20 of Table A thereof. The field work was completed on July 24, 2014.

\_\_\_\_\_  
Surveyor's Signature

Jonathan R. Callahan, P.L.S.  
Name of Surveyor

L-4276  
License Number

## NOTES CORRESPONDING TO SCHEDULE B, SECTION II (EXCEPTIONS)

VERBATIM, AS PER CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO:  
14-11741CH EFFECTIVE DATE: JULY 7, 2014 AT 3:00 P.M.

1. Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires value of record the estate or interest or mortgage therein covered by this Commitment, NOT A MATTER OF SURVEY.
2. To the extent the assessments for the year 2014, and subsequent years, not yet due or payable, – NOT A MATTER OF SURVEY.
3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and within the flood zone, way, roads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. – AS SHOWN ON SURVEY
4. Book 1298, Page 1298; Book 1299, Page 1056; Book of Maps 2006, pages 1667–1668; Book of Maps 2008, pages 1075–1076; Book of Maps 2010, page 552; Book of Maps 2008, pages 1390–1391; Book of Maps 2008, pages 327–329; Book of Maps 1990, pages 1275–1276; Book of Maps 2003, pages 859–860; Book of Maps 2003, pages 1707–1709; Book of Maps 2004, pages 515–517; Book of Maps 2005, pages 1020–1021; Book of Maps 2005, pages 2462–2463; Book of Maps 2006, pages 1546–1547 and Book of Maps 2003, pages 247–248. – BM 2002, PGS 1288–1290 and BM 2003, PGS 247–248 AS SHOWN ON SURVEY. BM 1990, PGS 1275–1276 HAS BEEN SUPERCEDED AND NO LONGER AFFECTS SUBJECT PROPERTY. ALL OTHER MAPS LISTED DO NOT AFFECT SUBJECT PROPERTY.
5. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Protective Covenants for Alexander Place Promenade recorded in Book 9657, page 1965, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national, origin, ancestry, or source of income, are hereby applied to the extent that the extent that said covenant or restriction is permitted by applicable law. – AFFECTS SUBJECT PROPERTY, NOT A MATTER OF SURVEY
6. Covenants, conditions, restrictions, easements, and liens provided for in Declaration of Master Plan Protective Covenants for The Alexander Place recorded in Book 10497, page 2020, as amended by First Amendment to Declaration of Master Plan Protective Covenants for TW Alexander Place recorded in Book 11021, page 1387, and any related maps, plans, bylaws and other document(s) and amendment(s), but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, are hereby applied to the extent that the extent that said covenant or restriction is permitted by applicable law. – AFFECTS SUBJECT PROPERTY, NOT A MATTER OF SURVEY
7. Consent Judgment to the North Carolina Department of Transportation recorded in Book 7032, page 212. – AS SHOWN ON SURVEY
8. Easement to the Carolina Water & Light Company recorded in Book 102, page 102 and Book 3184, page 275. – DOES NOT AFFECT SUBJECT PROPERTY
9. Easement(s) to Duke Power Company recorded in Book 1055, page 555. – DOES NOT AFFECT SUBJECT PROPERTY
10. Memorandum of Agreement recorded in Book 8755, page 2678, as amended by Memorandum of Agreement recorded in Book 8755, page 2678, as amended by Agreement recorded in Book 9657, page 1955, as further amended by Memorandum of Second Amendment to Agreement recorded in Book 10986, page 2791, as further amended by Fourth Amendment to Agreement and Easement recorded in Book 13945, page 549. – DOES NOT AFFECT SUBJECT PROPERTY
11. Covenants, conditions, restrictions, easements, and liens between SLF Ruby Jones, LLC and Faison-Glenwood, LLC recorded in Book 9657, page 2011. – DOES NOT AFFECT SUBJECT PROPERTY
12. Easement(s) to Progress Energy Carolinas, LLC recorded in Book 10272, page 2604. – DOES NOT AFFECT SUBJECT PROPERTY
13. Transit Easement to the City of Raleigh recorded in Book 13975, page 1867. – DOES NOT AFFECT SUBJECT PROPERTY
14. Office of Cross Access to the City of Raleigh recorded in Book 10692, page 697. – DOES NOT AFFECT SUBJECT PROPERTY
15. Reaffirmation of Agreements recorded in Book 14208, page 630. – DOES NOT AFFECT SUBJECT PROPERTY
16. Temporary Access and Construction License recorded in Book 14208, pages 608 and 619. – DOES NOT AFFECT SUBJECT PROPERTY
17. Memorandum of Agreement to the Agreement and Temporary Construction Purposes recorded in Book 14208, page 630. – DOES NOT AFFECT SUBJECT PROPERTY
18. Non-Exclusive Drainage Easement recorded in Book 14208, page 639. – DOES NOT AFFECT SUBJECT PROPERTY
19. General Warranty Deed Easement for Sanitary Sewer Purposes recorded in Book 14299, page 619. – DOES NOT AFFECT SUBJECT PROPERTY
20. Declaration of Cross Access Easement recorded in Book 12812, page 2185. – DOES NOT AFFECT SUBJECT PROPERTY
21. Right of Way Agreement to Duke Energy Corporation recorded in Book 10693, page 2109. – AS SHOWN ON SURVEY
22. Office of Cross Access Easement and Permanent Slope Easement recorded in Book 14562, page 2439. – BENEFITS SUBJECT PROPERTY AS SHOWN ON SURVEY
23. Temporary Grading and Construction Easement recorded in Book 14562, page 2465. – BENEFITS SUBJECT PROPERTY AS SHOWN ON SURVEY
24. Declaration of Use Restriction recorded in Book 14562, page 1706, as affected by Permanent Easement recorded in Book 14468, page 1446. – DOES NOT AFFECT SUBJECT PROPERTY

## SITE DATA

OWNER: SLF RUBY JONES LLC  
c/o RYAN, LLC  
PO BOX 56607  
ATLANTA, GA 30343

SITE DESCRIPTION: T.W. ALEXANDER PLACE  
LOTS 51 & 53

TOTAL PROPERTY AREA: 14.4602 AC

LAND USE: VACANT

TOWNSHIP: LEESVILLE

REFERENCES: D.B. 9526, PG. 1888  
B.M. 2002, PG. 1289

## LEGAL DESCRIPTION

BEING ALL OF LOTS 51 AND 53, AS SHOWN ON PLAT ENTITLED "FINAL PLAT PROPERTY OF T.W. ALEXANDER PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK OF MAPS 2002, PAGE 1290, IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY, NORTH CAROLINA.

## PARKING SUMMARY

NO PARKING ON SUBJECT PROPERTY

## ZONING DATA

ZONING: TD PDD

ZONING SETBACKS: PER MASTER PLAN DOCUMENTS

ALONG ACC BLVD: 10'

ALONG US HWY 70: 50'















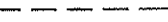
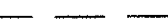
ALONG ADJOINER TO EAST: 10'

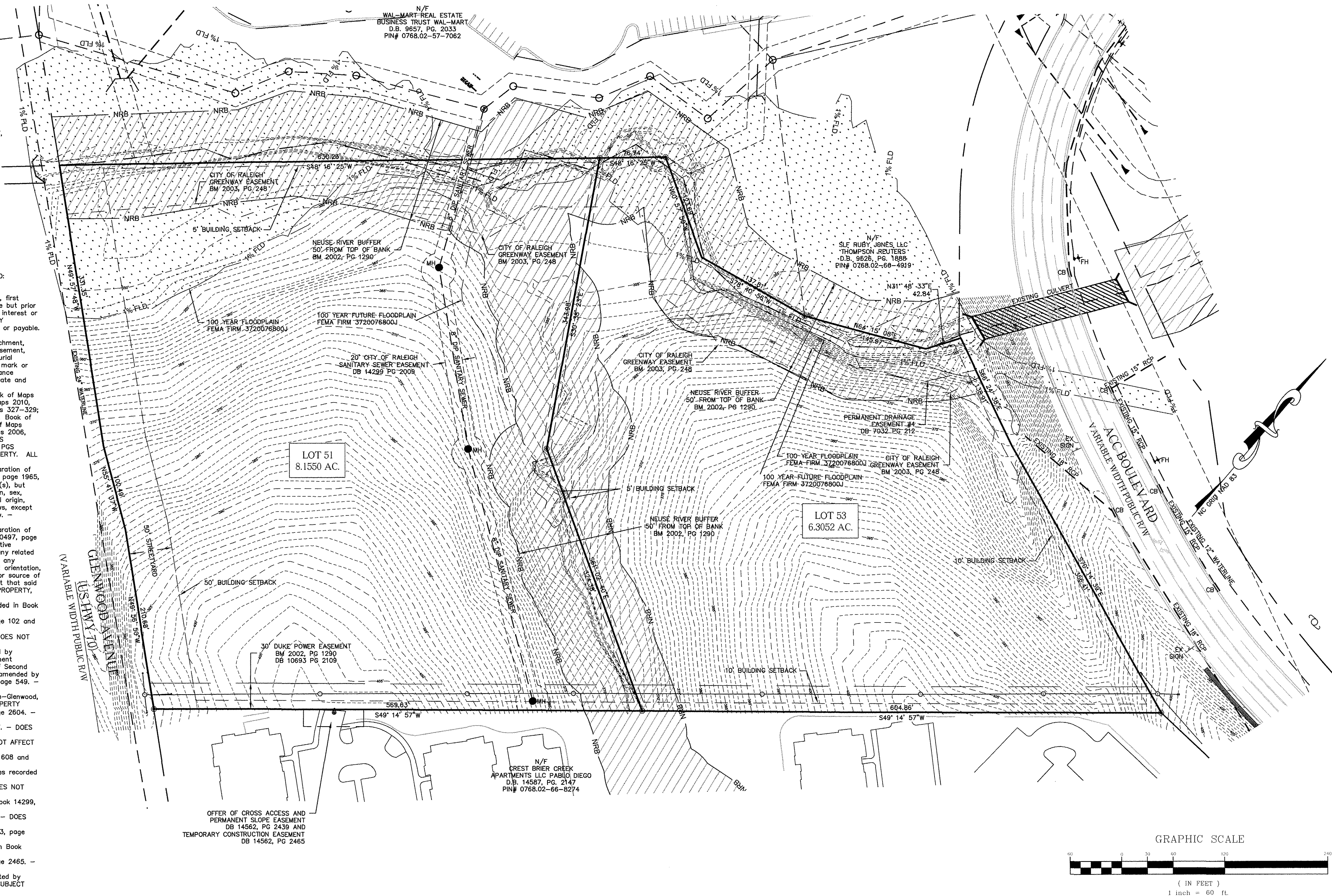
ALONG LOTS 41 & 52: 5'

ALONG INTERIOR LOT LINES: 5'

MAXIMUM HEIGHT: 100'

### LEGEND

- |   |                                |
|---|--------------------------------|
|  | — IRON FOUND (AS DESCRIBED)    |
|  | — IRON SET (5/8" REBAR)        |
|  | — CONCRETE MONUMENT FOUND      |
|  | — LIGHT POLE                   |
|  | — POWER POLE                   |
|  | — FIRE HYDRANT                 |
|  | — WATER VALVE                  |
|  | — SEWER MANHOLE                |
|  | — STORM/DRAINAGE STRUCTURES    |
| +324.77   | — SPOT ELEVATION               |
|  | — FENCE LINE                   |
|  | — RIGHT-OF-WAY                 |
|  | — EASEMENT LINE (AS DESCRIBED) |
|  | — BUFFER LINE (AS DESCRIBED)   |
| -329-   | — CONTOUR LINE                 |
|  | — OVERHEAD POWER LINE          |
| SD  | — STORM DRAIN                  |
|  | — SEWER LINE                   |
|  | — WETLANDS                     |



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
333 Wade Ave., Raleigh, NC 27605  
Phone (919) 828-4428  
FAX (919) 828-4771  
E-mail: [info@jaeco.com](mailto:info@jaeco.com)

T.W. ALEXANDER PLACE  
 LOTS 51 & 53  
 DEVELOPER: DAVIS DEVELOPMENT  
 WAKE COUNTY  
 NORTH  
 ALTA/ACSM LAND TITLE SURVEY

DATE:	7/24/14
DRAWN BY:	JRC
CHECKED BY:	JRC

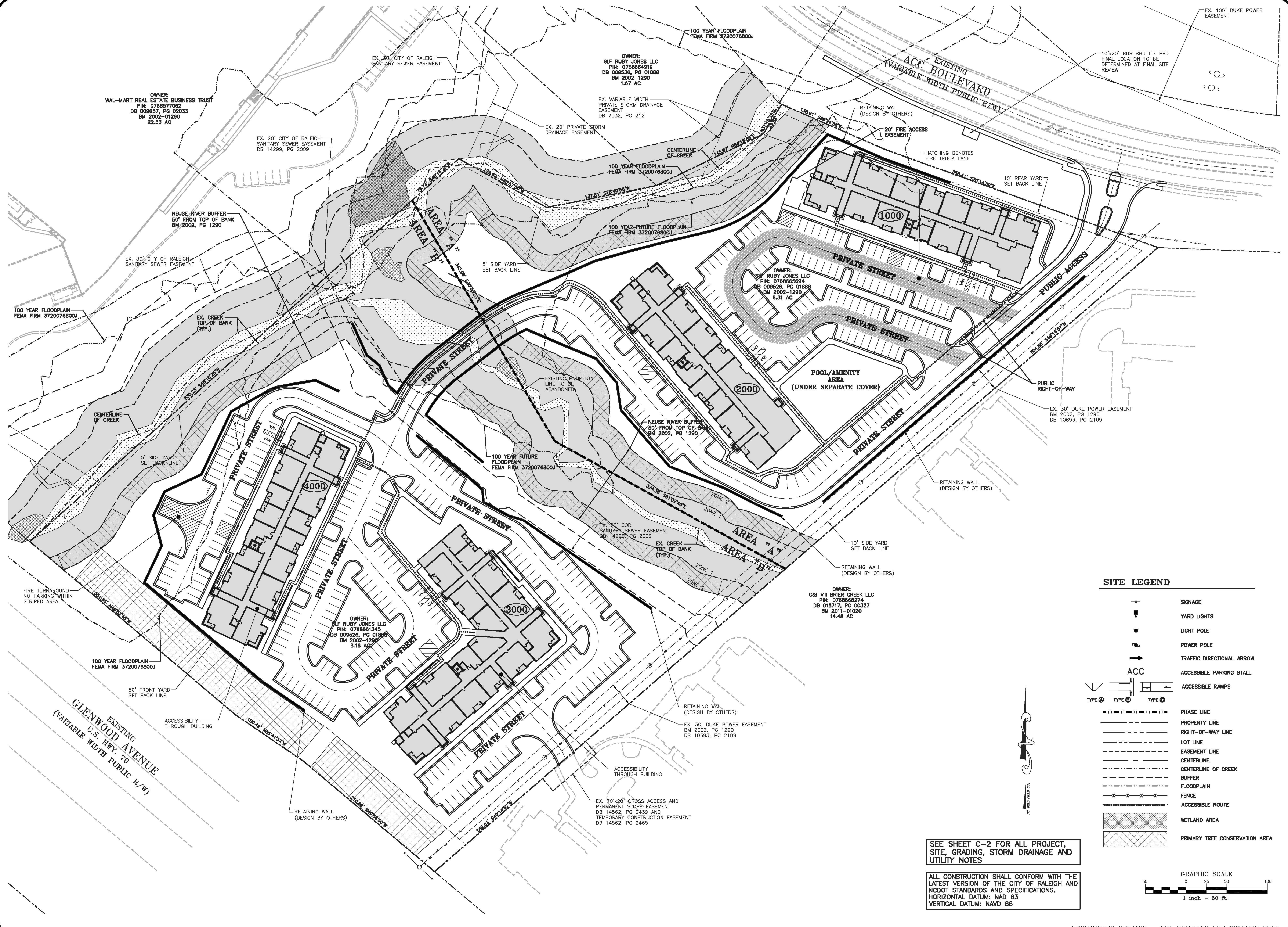
SCALE:	1" = 60'
FLD. BK. & PAGE	
FILE NO:	

SHEET

1 of 1





SEE SHEET C-2 FOR ALL PROJECT,  
SITE, GRADING, STORM DRAINAGE AND  
UTILITY NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE  
LATEST VERSION OF THE CITY OF RALEIGH AND  
NCDOT STANDARDS AND SPECIFICATIONS.  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



X:\Projects\DDV\DDV-14000\Land\Site Plan - Construction Drawings\DDV14000-TC1.dwg, 1/28/2015 10:20:27 AM, Don, Stephen



#### TREE CONSERVATION AREA CALCULATIONS

SITE AREA: 14.48 AC  
TOTAL ROW DEDICATION: .21 AC  
NET SITE AREA: 14.25 AC  
REQUIRED TCA: 10% (1.43 AC)  
PROVIDED TCA: 10.39% (1.48 AC)

PRIMARY TREE CONSERVATION AREA: 1.48 AC

#### BASAL AREA TOTALS (SQ.FT./AC)

(SEE TCA REPORT FOR CALCULATIONS)

1) 57	5) 58	9) 34
2) 103	6) 47	10) 47
3) 104	7) 62	
4) 71	8) 59	

#### THOROUGHFARE CALCULATIONS

GLENWOOD AVENUE

TOTAL LINEAR FRONTAGE: 643'  
POWER LINE, ZONE 1, ZONE 2, & WATER CONNECTION IMPACTS: 143'  
NET LINEAR FRONTAGE: 500'

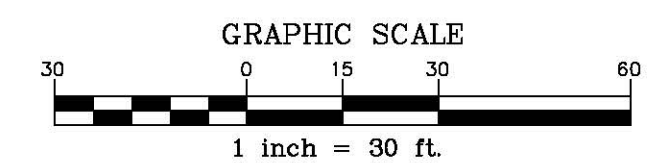
SF REQ.: 500' X 50' = 25,000 SF  
SF PROVIDED: 25,000 SF

#### NOTES:

- COMPOSITION OF THOROUGHFARE YARD: MIXED STAND OF OAKS, MAPLES, SWEETGUMS, AND BEECHES.
- GENERAL HEALTH OF THOROUGHFARE YARD IS GOOD.

SEE SHEET C-2 FOR ALL PROJECT,  
SITE, GRADING, STORM DRAINAGE AND  
UTILITY NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE  
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HORIZONTAL DATUM: NAD 83  
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THE JOHN R. MCADAMS  
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REVISIONS:

OWNER:  
DAVIS DEVELOPMENT  
403 CORPORATE CENTER DRIVE  
SUITE 201  
STOCKBRIDGE, GA 30281  
OFFICE: 770-474-4345  
FAX: 770-474-5213

ALEXANDER PLACE APARTMENTS  
ADMINISTRATIVE SITE PLAN  
RALEIGH, NORTH CAROLINA  
TREE CONSERVATION PLAN

PROJECT NO.: DDV-14000  
FILENAME: DDV14000-TC-1  
DESIGNED BY: DLP  
DRAWN BY: SMD  
SCALE: 1"=50'  
DATE: 01-29-2015  
SHEET NO.: TC-1

McADAMS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION